Yes

Lynn Jordan

Yes \_\_\_



## ZONING MAP CHANGE STAFF REPORT

**City Council Meeting Date:** 

Council District

Continued

Case Manager

Acreage 0.318

Council Initiated

February 4, 2020

**Zoning Commission Recommendation:** 

Approval by a vote of 8-0

Opposition: None submitted

Support: None submitted

Owner / Applicant: Julia Robertson-Webb and Ray Hunt

Site Location: 8705 and 8707 Township Court

Proposed Use: Attached Single Family

**Request:** From: "A-5" One-Family

To: PD/A-5 Planned Development for "A-5" One-Family to allow a single-family

attached dwelling unit; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

#### Background:

The proposed site is located in Lake Country Estates. This area was annexed into the City in 2000 and rezoned to various zoning districts just after the annexation. The subject property was built in 1986 as a duplex and sold off separately as two single-family units attached with a dividing wall. This took place prior to the annexation and zoning of the property. Approval of the PD would make the property legally conforming and allow platting and other property entitlements not allowed while legal non-conforming.

#### Surrounding Zoning and Land Uses:

North "A-5" One-Family / single family
East "A-5" One-Family / single family
South "A-5" One-Family / single family
West "A-5" One-Family / vacant land

#### Recent Relevant Zoning and Platting History:

Zoning History: ZC-00-015 rezoning of various properties within the Lake Country Estates neighborhood to various zoning districts; effective 2/15/00, subject area

#### **Public Notification:**

300 foot Legal Notifications were mailed on December 18, 2019.

The following organizations were notified: (emailed December 17, 2019)

#### **Organizations Notified**

Northwest Fort Worth Neighborhood Alliance	Gleneagles HOA
Lake Country POA*	Highlands HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

Located within this registered neighborhood association\*

#### Development Impact Analysis:

### 1. Land Use Compatibility

The applicant is proposing a zoning change to PD/A-5 Planned Development for "A-5" One-Family to allow an attached single-family structure. Surrounding land uses are predominantly single-family, vacant land to the west.

As a result, the proposed zoning is compatible with surrounding land uses.

#### 2. Comprehensive Plan Consistency: Far Northwest

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and is **consistent** with the following policy.

Locate single-family homes adjacent to local or collector streets

#### Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



Area Zoning Map

Julia Robertson-Webb and Ray Hunt

Applicant:

Address: 8705 and 8707 Township Ct.

Zoning From:

PD/A-5 to allow attached single family Zoning To:

0.33758506 Acres:

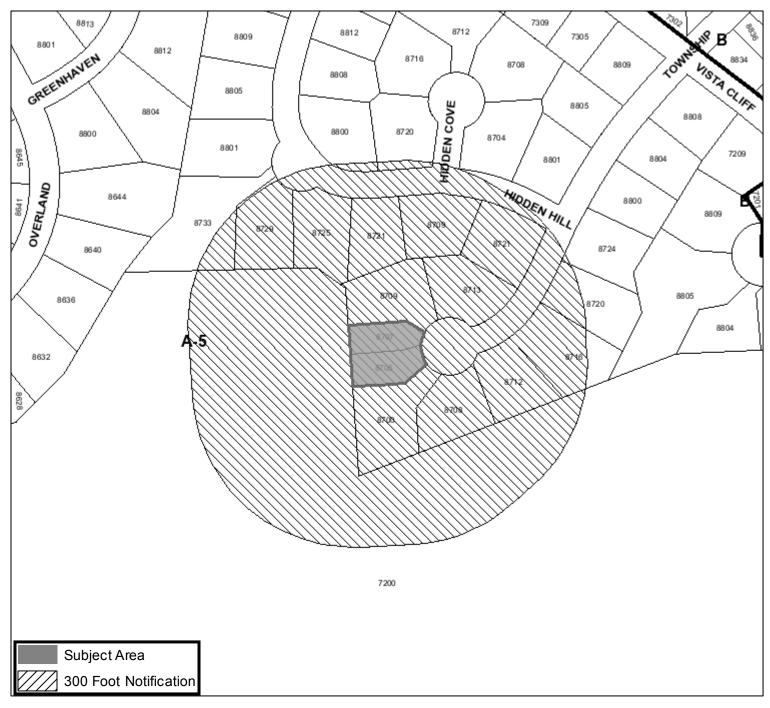
Mapsco: 32J

Far Northwest Sector/District:

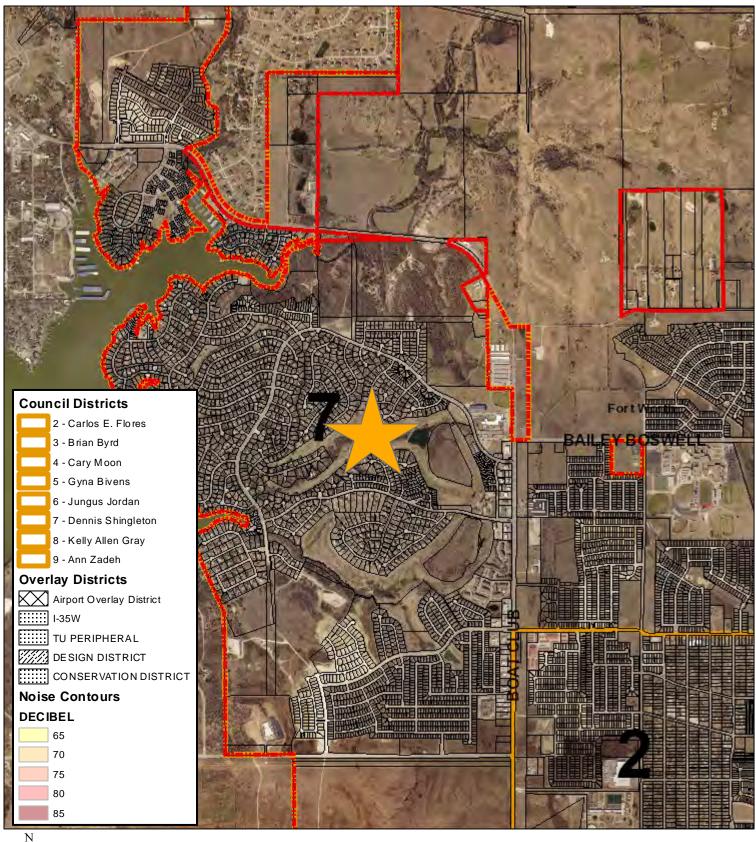
Commission Date: 1/8/2020

Contact: 817-392-2495



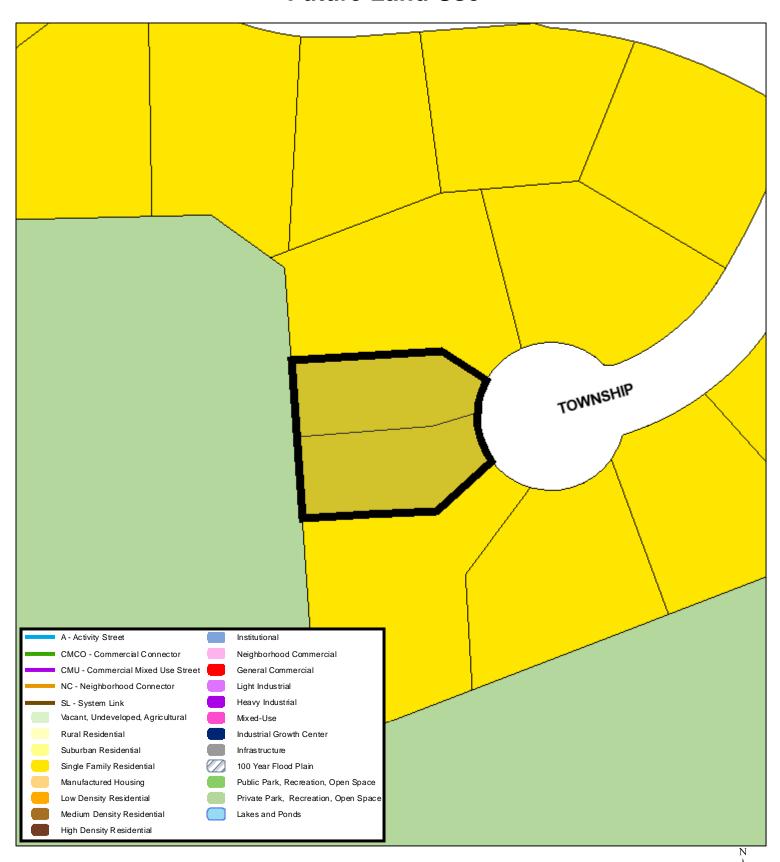








# **Future Land Use**



70 Feet



# **Aerial Photo Map**



